

GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, JANUARY 9, 2018 – REGULAR MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY

Council Members: Thomas P. Gullotta, Chairman; Jill Barry, Vice Chairman; Lawrence Niland; Dr. Stewart Beckett III; Deborah A. Carroll; Kurt P. Cavanaugh; Mary LaChance; George P. Norman; Whit Osgood

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
 - (a) Discussion concerning proposed communication tower – 63 Woodland Street.
 - (b) Follow-up report on LINKS Program – Special Revenue Fund (tabled at December 5, 2017 meeting).
5. New Business.
 - (a) Discussion and possible action concerning supplemental appropriation for elementary school air-conditioning (refer to Board of Finance; set public hearing).
 - (b) Action on proposed land acquisition (refer to Town Plan & Zoning and Board of Finance; set public hearing).
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
9. Communications.
10.
 - (a) Minutes of December 5, 2017 Regular Meeting.
11. Appointments and Resignations.
 - (a) Re-appointment of Robert J. Zanolungo to the Board of Assessment Appeals (D-2021).
 - (b) Resignation of H. James Boice from the Recreation Commission (D-2021).
 - (c) Appointment of John Langmaid to the Recreation Commission to fill the unexpired term of H. James Boice (D-2021).
12. Executive Session.
 - (a) Potential land acquisition.
 - (b) Pending litigation – Riverfront Park.



ITEM #4(A)

01-09-2018 Meeting

Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

January 5, 2018

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Communications Tower

Dear Council Members:

The CT Siting Council has scheduled public hearings for 3:00 p.m. and 6:30 p.m. on Thursday, January 11, 2018 concerning the application for a 150± ft. communication tower on the Cavanna property at 63 Woodland Street. The hearings will be held in Council Chambers.

The Siting Council has final authority in this matter and has granted Party Status to the Town. This enables the Town to formally present testimony during the public hearing process. Comments can be presented in writing or through in-person testimony.

Council held a Public Information Hearing on August 1, 2017 in this matter. Comments from the Information Hearing are attached. This topic is scheduled for discussion on Tuesday evening to determine any formal testimony to be presented on behalf of the Town, as applicable.

When the applicant presented the proposal at the August 1st Information Hearing, the potential for a "stealth" tower was discussed. The current application is for a monopole structure. A stealth tower typically involves a faux tree, water tower, flag pole, silo or other similar installation. The applicant's opinion was that a stealth installation could bring more attention to the structure than the monopole now proposed.

Testimony can be developed, as applicable, based on Tuesday evening's discussion.

Sincerely,

Richard J. Johnson
Town Manager

RJJ:yo
Attachment



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddylfeder.com

November 15, 2016

Christopher B. Fisher
cfisher@cuddylfeder.com

VIA OVERNIGHT DELIVERY

Mr. Richard J. Johnson
Town Manager
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033

Re: Eco-Site, Inc. & T-Mobile Northeast
Proposed Wireless Telecommunications Tower Facility
63 Woodland Street, Glastonbury, Connecticut

RECEIVED
2016 NOV 16 AM 10:52
TOWN MANAGER

Dear Mr. Johnson:

I am writing to you on behalf of Eco-Site, Inc. ("Eco-Site") with respect to its proposal to construct a wireless communications tower facility at 63 Woodland Street in southern Glastonbury. The purpose of our letter is to commence a formal consultation process with you and other Town of Glastonbury officials prior to any application being filed by Eco-Site and T-Mobile Northeast ("T-Mobile") with the State of Connecticut Siting Council. Enclosed you will find a detailed Technical Report prepared by Eco-Site which includes information on T-Mobile's need for the new tower, alternatives evaluated and the environmental effects of the project as identified at this time.

Background and Wireless Services to be Provided

Eco-Site is a company that specializes in the development of tower infrastructure to serve a community's wireless communications needs and works closely with municipalities, landowners and commercial wireless carriers such as T-Mobile. This specific project is one of several that Eco-Site and T-Mobile representatives are collaborating on in an overall effort to provide reliable wireless services in Connecticut.

The growth in consumer use of mobile data and overall network demands continue to rise and requires the development of additional wireless infrastructure to reliably serve the public. With its large land area and varied terrain, identifying locations for wireless infrastructure to serve the Glastonbury community can be challenging.

As noted in the Technical Report materials including data from T-Mobile, this proposed tower facility would provide reliable service to over 600 residents in the area and several miles of roads. Current gaps in reliable service are notable and this proposed facility is one that will address coverage deficiencies and capacity constraints in T-Mobile's network and be available for collocation by other carriers to provide coverage and capacity in Glastonbury.

The Tower Project

Eco-Site would own, maintain and operate the tower facility subject to any approval the Connecticut Siting Council may issue for the project. The project as currently proposed would consist of a 150' monopole structure within a fenced compound on an approximately 177 acre wooded parcel of land. T-Mobile would lease space for its antennas and equipment in the tower site compound. Should the Town EMS, fire or police services have a need, they could be accommodated at the tower site. The tower and fenced compound are further designed to support the antennas and equipment of other FCC licensed wireless carriers. The facility will be unmanned with no sanitary or water facilities and will generate an average of one vehicle trip per month by each carrier at the site, consisting of a service technician in a light duty van or truck.

State Siting Council - Balance Of Need With Environmental Impact

Connecticut State policy generally recognizes the need for new towers to serve the public and has designated the Connecticut Siting Council as the state agency with responsibility for reviewing and approving specific tower proposals. The Siting Council will be called on to evaluate this proposal once an application is filed with the agency. The Siting Council's focus is on balancing the need for a tower on a case-by-case basis with any significant adverse environmental impacts. Jurisdiction over any proposed cellular telecommunications facility rests exclusively with the Siting Council and would be in lieu of local zoning, wetlands and other types of municipal land use review and approvals.

Town Input & Procedural Next Steps

Eco-Site is providing the enclosed Technical Report to the Town of Glastonbury in accordance with Section 16-50l of the Connecticut General Statutes. The statute requires consultation with a municipality in which a tower facility is proposed prior to submission of an application with the Siting Council. The purpose of the local consultation is to give the municipality in which the facility has been proposed an opportunity to provide the prospective applicant with any recommendations or preferences it may have prior to the filing of an application with the Siting Council.

Upon review of Section 16-50l(g) of the Connecticut General Statutes, you will note that municipalities also have the option of conducting a noticed public information session on any proposed cellular tower facility. State law requires any such information session to be held by the Town during the first 60 days of the 90-day period afforded to the municipalities for consultation with a prospective Siting Council applicant. As such, should Glastonbury elect to conduct a public information meeting regarding this project, it should occur on or before January 15, 2017. For such public information sessions, our typical practice is for introductions to be made by a municipal official, have the project team make a presentation (usually a power point) and then respond to public questions moderated by a local official or agency.



November 15, 2016
Page 3

In advance of any public information session, we and Eco-Site representatives would appreciate the opportunity to meet with you and the Town Planning Director to discuss the project in greater detail. Additionally, Eco-Site's visual consultants will be conducting a balloon float and field leaf-off field review in the coming weeks and thereafter produce photosimulations and a final visual assessment that we plan on sharing with the Town as part of the technical consultation process. To the extent the Town has specific areas it would like to see photo documented as to potential visibility and this tower proposal we would like to make sure that is included and coordinated as part of the visual experts' scope of work.

In advance, we thank you for your consideration and will follow this correspondence with a call to your office to discuss next steps regarding the municipal consultation process. We look forward to meeting with you further on this project and learning more about Glastonbury's interests and any recommendations prior to filing an application with the Siting Council.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Fisher", written over a horizontal line.

Christopher B. Fisher

cc: Glastonbury Agencies
Eco-Site
T-Mobile
Daniel Laub, Esq.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the enclosed technical report was sent by overnight delivery to the following:

Mr. Richard J. Johnson
Town Manager
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: 860-652-7710

Ms. Khara Dodds
Director of Land Use & Planning Services
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Town Plan & Zoning Commission
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Inland Wetlands and Watercourse Agency (IWWA)
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Dated: November 15, 2016


Daniel M. Laub

Motion By: Mr. Byar

Seconded By: Ms. Boisvert

BE IT RESOLVED, that the Glastonbury Town Council hereby adds to the agenda consideration of requests of The Tannery for modifications of some conditions of approval.

Result: Motion passes unanimously {9-0-0}.

Motion By: Mr. Byar

Seconded By: Ms. Boisvert

BE IT RESOLVED, that the Glastonbury Town Council hereby puts on the agenda for the Town Council meeting of September 12, 2017, consideration of proposed modifications to conditions of approval for the Tannery.

Disc: Mr. Johnson said that at this point, TPZ could hear it at the meeting of August 15 or September 5 or they would have to push it back to October 10, 2017. Mr. Cavanaugh said that several of them were at the site visit where they saw the new accessory door that was built prior to any approval. Attorney Peter Alter represented the applicant and explained that they had gotten information from a potential restaurant operator that the access was needed and somehow the associated contractors got ahead of them. Mr. Cavanaugh said that he feels as if they are being backed into approving something. Attorney Alter said that the sidewalk was always on the plan, they are disappointed that they missed the need for the door and that it was built without the approval emphasizing that if it is ultimately not approved, they will plan to remove it and build to the plan. Mr. Cavanaugh said that it isn't just about the door, it is taking open space and asked about the alternative discussed previously. Attorney Alter said that there is a wide right-of-way and he was unsure if it could be done but they are looking into it. Vice Chairman Osgood expressed a desire for a more extensive landscaping plan than indicated. Attorney Alter said there would be one with more details. Vice Chairman Osgood said that he would support September 12 with the understanding they could postpone if TPZ hasn't reviewed.

Result: Motion passes unanimously {9-0-0}.

PUBLIC INFORMATION HEARING – 8:00 P.M.

1. PRESENTATION AND PUBLIC COMMENT ON THE PROPOSAL FOR CONSTRUCTION OF A WIRELESS COMMUNICATION TOWER FACILITY AT 63 WOODLAND STREET, AS DESCRIBED IN THE TECHNICAL REPORT TO THE TOWN OF GLASTONBURY – PROPOSED WIRELESS COMMUNICATIONS FACILITY – HOPEWELL/SOUTH GLASTONBURY FACILITY, BY ECO-SITE AND T-MOBILE

Attorney Daniel Laub of Cuddy & Fedder, LLP, reviewed a presentation of the proposed construction of a wireless communication tower facility at Woodland Street saying that data

*Glastonbury Town Council
Regular Meeting August 1, 2017
Recording Clerk - KMM
Minutes Page 5 of 12*

demands are growing exponentially. He showed a map of current service and post development service for T-Mobile customers. He talked about the site search and that it would be suitable for up to four carriers. He said there are no wetlands and reviewed the distances to the nearest residence to the proposed 150' tower.

Mrs. Jennifer Siskind of 101 Fairview Terrace said she was generally opposed to cell tower for the impacts on the view shed and was aware of income for farm family. She questioned it being appropriate for the neighborhood given the farm stand and residential neighborhoods. She also suggested they consider the pole that looks like a fake tree that is still better than a plain pole even though it is readily recognizable.

Mr. David Scampoli of 36 Hopewell Heights said he owned the closest property and explained his experience as an engineer. He said they have Verizon with three bars of service and questioned why they wouldn't use the highest part of the land 1000 feet to the west. He felt they offered very limited information noting that it would be clearly visible and audible given the HVAC equipment. He challenged the town to ensure no view and impact is limited.

Ms. Debbie Duch of 36 Hopewell Heights opposed the project saying it was too close to the neighborhoods, ATT and Verizon both work and there were two streams in the area. She said that she was disappointed the balloon float was in the middle of the summer when people are away. She requested the tower be placed so no visual impact.

Mr. Alan Preli of 641 Woodland Street said he was a neighbor and that there are lots of electric transmission lines and this is only one tower. He said that there are a number of things that annoy him including houses as big as hotels but that if someone doesn't like the use, buy the land and do what you want.

Ms. Emily Swyddell of 287 Woodland Street said it does impact home values and that they just bought the property to make it their forever home. She said she didn't realize this was a possibility and is heartbroken. She said it was a good idea to re-do the balloon float.

Mr. Brendan Shane of 63 Blueberry Lane said he was a land use attorney and felt the application as deficient. He said that there was no analysis presented as to why this property was selected, questioned why it needed to be as high as it was and didn't see a visual impact analysis from Blueberry Lane. He noted the historical values and recreational activities in the area such as picking at the farms and hay rides.

Mr. Dennis Mahoney of 55 Hopewell Heights said there is no doubt that there will be a negative impact to home values questioning the list of resident that will be able to see the tower. He expressed concern about the loss of quality of life due to the view of the tower and criticized the

short duration of the balloon float. He also expressed concern about the impact to migratory birds.

Mr. Kevin Burton of 275 Woodland Street also expressed concern about property values and noise given they already have to deal with the sound of gunfire.

Attorney Laud said that approximately 45-55 homes would be able to view the tower. He said that the property itself makes this a fairly expensive project and 150' is the minimum height for T-Mobile. He said that the sound will comply with local noise ordinances and they will look into the report of other wetlands. He noted that after Sandy, they prefer an automatic back-up generator. He said that when the Siting Council holds their hearing in Glastonbury, they will require another balloon float and will notice property owners adding that there are no other notice requirements other than a sign on the property. Mrs. Keefe said the town will notify abutters within 500'. Attorney Laud said that have not found any change in home values nor any impact on migratory birds. Mrs. Barry asked if they could take a position and send a letter. Mr. Johnson suggested they request intervener status. Ms. Boisvert asked about disguising pole. Attorney Laud said that they had recently gotten approval for a monopine pole.

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.

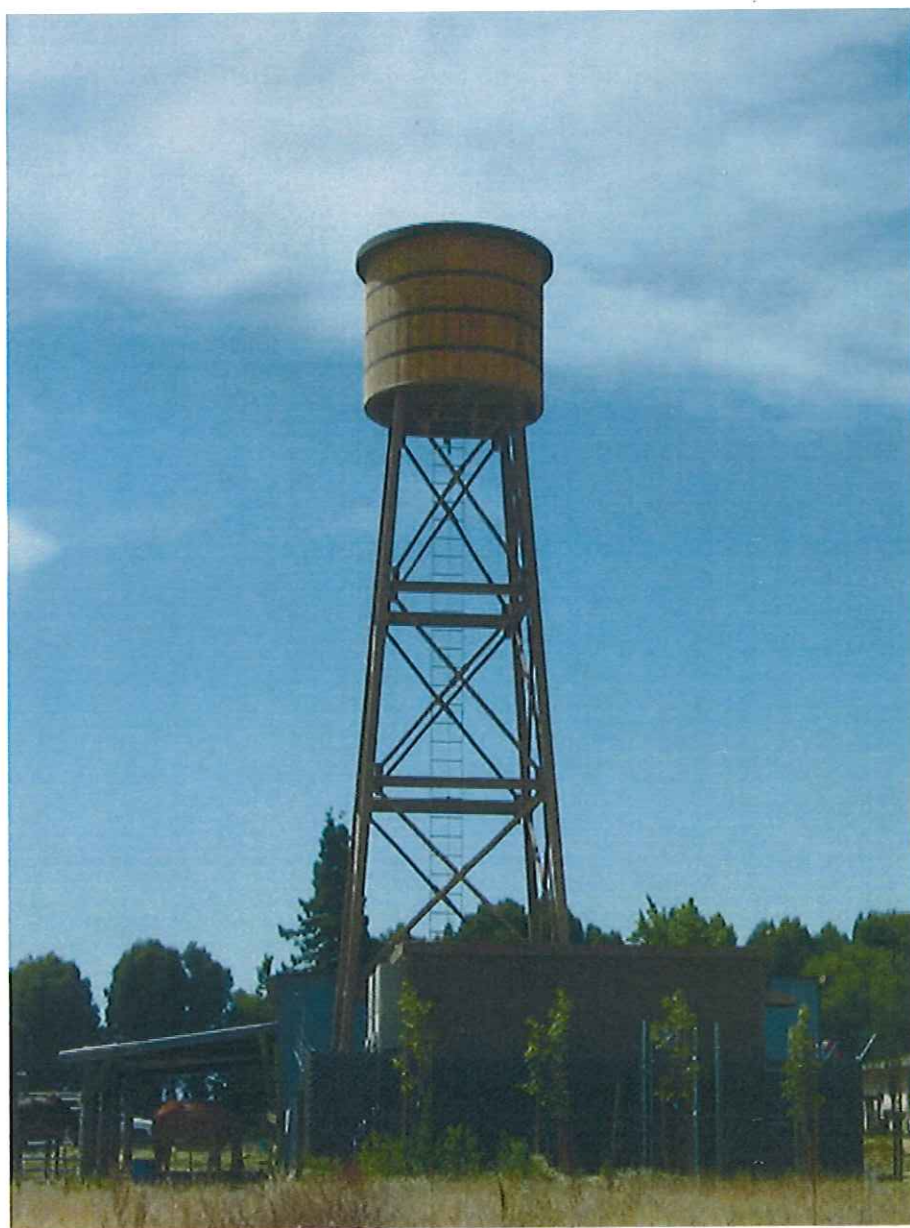
NO. 1 \$150,000 TRANSFER FROM DEBT SERVICE TO CAPITAL RESERVE FUND

Continued to September 12, 2017, to address a typo in the hearing notice

NO. 2 RESOLUTION APPROPRIATING \$3,000,000 FOR PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APROPRIATION (Continued from July 25, 2017 meeting)

Mr. Johnson reviewed his memo to the Council on the subject dated July 28, 2017, reiterating that authorization does not obligate the town to spend. He noted the information on the revenue and debt service saying it would be about \$251K annually if they were to borrow everything all











ITEM #4(B)

01-09-2018 Meeting

Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

January 5, 2018

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: LINKS Program

Dear Council Members:

At the December 5th meeting, Council discussed establishing a Special Revenue Fund for the Special Education-LINKS Program successfully managed by the school system. The topic was tabled to allow for further review including discussion with the Town auditor, Blum & Shapiro.

Upon further review, the LINKS Program is best managed through the annual Education operating budget. Revenues will be received and appropriated back to the Education budget for program expenses including care and maintenance and Capital improvements at Eastbury School. As you know, the LINKS Program will transition from its current leased space to Eastbury School effective with the 2018-2019 school year.

The Board of Education budget will show anticipated revenues and expenses as part of its budget document to be adopted as part of Council action each year. This is also subject to the annual independent audit.

The matter has been reviewed by Town and Education staff and discussed with audit partner, Vanessa Rossitto of Blum & Shapiro, who supports the process noted above.

At this point, there is no action proposed or required but I wanted to report back on the December 5th discussion.

Sincerely,

Richard J. Johnson
Town Manager

RJJ:yo



Town of Glastonbury

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FAX (860) 652-7505

Richard J. Johnson
Town Manager

January 5, 2018

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: School Air-Conditioning

Dear Council Members:

At the October 24th meeting, Council approved a \$600,000 transfer and appropriation from the Capital Reserve-Unassigned Fund Balance for proposed air-conditioning at elementary schools. The \$600,000 was to fund 2 activities. First, final design, specifications and cost estimating; and second, electrical work at each school to support the proposed project scope.

The project design and specifications are complete and the electrical work can proceed to competitive bidding. Additionally, competitive costs can be received for the air-conditioning units. The goal is to have competitive pricing for electrical upgrades and purchase of units for the February 13th meeting.

Additional summary background information as follows:

- The cost estimate developed by Bemis Associates indicates a preliminary cost of \$2.7 million for design and owner costs, electric upgrades, purchase of units and installation. At this point the initial estimate is generally sustained subject to the competitive bidding process noted above.
- Installation of units is contemplated in the ceiling (center) of classrooms as compared to the original plan for wall units. This offers more effective operation and in many cases wall space is not available for installation.
- Electrical work is proposed for coming months subject to competitive bidding so that installation can proceed this spring and substantially complete by start of the 2018-2019 school year.
- A supplemental appropriation is required for purchase of units and installation services to achieve the spring/summer 2018 installation schedule.
- A \$2 million transfer from the General Fund-Unassigned Fund Balance is proposed for the installation and purchase of units noted above. This will "pre-fund" the project outside of the Capital Improvement budget process. The recommendation is to reimburse the General Fund through the Capital budget over a multi-year period (e.g. 2 years).
- The General Fund-Unassigned Fund Balance as of June 30, 2017 is shown on the attached page.

This topic is scheduled for Council discussion and action on Tuesday evening as follows:

"BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$2 million transfer and appropriation from the General Fund-Unassigned Fund Balance to Capital Project-Elementary School Air-Conditioning, for a funding report and recommendation, and schedules a public hearing for 8:00 p.m. on Tuesday, February 13, 2018 in the Council Chamber of Town Hall, 2155 Main Street, Glastonbury, to consider the proposed transfer and appropriation, as described in a report by the Town Manager dated January 5, 2018."

As noted above, the plan is to have competitive pricing for electrical work and purchase of units available before final Council action on the proposed transfer and appropriation on February 13th.

Additional information can be provided as may be requested.

Sincerely,

Richard J. Johnson
Town Manager

RJJ:yo

Town of Glastonbury
General Fund Results of Operations
FY 2017 (Estimated) Compared to FY 2016

	<u>2017</u>	<u>2016</u>
Total revenues	\$ 157,710,345	\$ 155,205,657
Total expenditures	150,171,865	148,218,685
Transfers out	<u>7,945,000</u>	<u>5,631,300</u>
Operating gain (loss)	(406,520)	1,355,672
Beginning fund balance	<u>27,062,231</u>	<u>25,706,559</u>
Ending fund balance	<u><u>\$ 26,655,711</u></u>	<u><u>\$ 27,062,231</u></u>
Fund balance:		
Nonspendable	\$ 218,628	\$ 217,267
Assigned	2,121,442	1,001,234
Unassigned	<u>24,315,641</u>	<u>25,843,730</u>
Total	<u><u>\$ 26,655,711</u></u>	<u><u>\$ 27,062,231</u></u>
Unassigned FB as % of expenditures & transfers out	15.4%	16.8%
Next year's budgeted revenue	\$ 155,261,233	\$ 155,852,741

Transfers out in 2017 include \$2.7 million transferred to Land Acquisition Fund Assigned FB increase due to Education surplus of \$1.1 million in 2017 compared to \$153K in 2016.



Town of Glastonbury

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Richard J. Johnson
Town Manager

January 5, 2018

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up-to-date on various topics.

1. Town Manager Expense Report.

A copy of my expense report for the 3 months October through December 2017 is forwarded separately. I will appreciate Council acknowledging receipt of this report on Tuesday evening.

2. Budget Schedule.

A reminder of upcoming budget meetings as follows:

- Capital Improvement Workshop – Thursday, January 18, 2018 – 6:00 PM, RCC
- Annual Town Meeting – Wednesday, January 24, 2018 – 7:00 PM, Council Chambers (Alternate date Monday, January 29th)
- Town Operations – Tuesday, February 27, 2018 (regular Council meeting) – 6:00 PM
- Board of Education – Suggested-Wednesday, March 7, 2018.

3. Annual Audit.

A copy of the Comprehensive Annual Financial Report for June 30, 2017 will be distributed Tuesday evening. Council is asked to appoint 2 members to serve on the Audit Exit Committee.

4. Supplemental Tax Bill.

Recent publicity concerning supplemental tax bills generally refers to bills issued in lieu of the 32 mill cap and offsetting State Aid to cities and towns. Glastonbury fell under the 32 mill cap and was to receive a \$1.165 million grant. Final legislative action rescinded the cap and grant. Glastonbury opted not to issue a supplemental tax bill for the \$1.165 million revenue loss. Some towns have handled similar to Glastonbury while others elected to issue such a supplemental bill.

The preceding does not change the typical supplemental car tax issued for January 1st for vehicles registered between October 2nd and July 31st. This process did not change. The discussion concerning the mill rate cap and supplemental bills is different than the annual supplemental tax process.

5. Holiday Schedule.

The holiday schedule is typically published for staff in January each year. When the Christmas and New Year's Holiday fall on a Tuesday or Thursday, the schedule is typically modified. For 2018-19, December 25th and January 1st fall on a Tuesday.

- Monday, December 24th and Tuesday, December 25th - Town offices generally closed. For Monday, the 24th, "floating holiday" (half day) and typical afternoon closing observed.

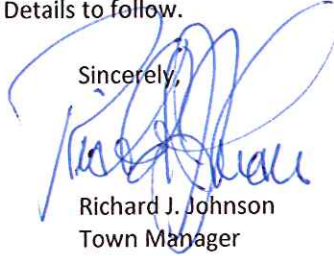
- Monday, December 31st and Tuesday, January 1st – Town offices generally closed. For Monday, the 31st, floating holiday (half day) and afternoon closing.

For the 31st, tax payments deposited to the Town drop box are posted per the date of check (i.e. December or January). As always, holiday hours are clearly posted well in advance. Again, this is consistent with past practice but I was asked to confirm with all.

6. Police Officer of the Year.

The annual Police Officer of the Year program, sponsored by the Exchange Club, is scheduled for the evening of Thursday, February 1, 2018 at The Gallery Restaurant. Details to follow.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard J. Johnson", is written over the typed name and title.

Richard J. Johnson
Town Manager

RJJ:yo

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 5, 2017**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

1. Roll Call

Council Members

Mr. Thomas P. Gullotta, Chairman
Mrs. Jill Barry, Vice Chairman
Dr. Stewart Beckett III
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Ms. Mary LaChance
Mr. Lawrence Niland
Mr. George P. Norman
Mr. Whit C. Osgood

1. Roll Call.

(a) Pledge of Allegiance.

Led by Ms. LaChance

2. Public Comment.

Ms. Candice Maningas of 202 Indian Hill Trail praised the work the town has done in the area of sustainability and energy efficiency. She asked that they expand the clean energy task force for greater diversity and allow it to do more outreach and research.

Ms. Anne Bowman of 62 Morgan Drive concurred with the request to expand the clean energy task force to include Glastonbury citizens and talked up events such as light bulb exchanges and the play-in for sustainability.

(a) Introduction of Chief of Police and Director of Finance.

Mr. Johnson reviewed his memo to the Council in the topic dated December 1, 2017, and introduced Ms. Julie Twilley, the new Director of Finance, and Mr. Marshall Porter, Chief of Police. Ms. Twilley said she was excited to be here and thanked all for being so welcoming. Chief Porter also spoke highly of his experience in town to date. Mr. Cavanaugh apologized for missing the swearing in ceremony but wished them both for well.

3. Special Reports.

None

4. Old Business.

None

5. New Business.

(a) Action to establish Special Revenue Fund – LINKS Program.

Mr. Johnson briefly reviewed his memo on the subject to the Council dated December 1, 2017. Dr. Alan Bookman, Superintendent, reviewed the plans to use Eastbury for pre-school (3 rooms), weight rooms (2 rooms) and LINKS (12 rooms). He reviewed some history of the program started 10 years before and explained that it can cost up to \$30K-\$250K per student for outplacement programs. He noted there are 49 children in the LINKS Program, 5 elementary, 13 middle school, 14 high school and 17 post grad students noting that it is always changing with some children being in the program part-time. He said if the children were out placed, it would cost \$4M but it only cost \$1.5M to run. He said that the year started with 7 children from out of town but now there are 10 who pay \$46K/seat plus any therapy that is needed. He said that right now the program is full but they would like to take more students ensuring the program won't suffer at all.

He continued saying that the first goal with tuition from out of town would be to maintain the Eastbury building and then to offset the special education budget where they can. He said that they have to do some work in the kitchen for the post grad students, they are looking at air conditioning then the following year, they will need replace the carpeting, upgrading intercom system and then eventually, boiler and roof. He said that they would like to utilize a special revenue fund to be able for those expenses for complete transparency. Ms. Carroll asked the maximum capacity at Eastbury to which Dr. Bookman replied saying his speculation is it would about double. Ms. Carroll asked how the costs would be split between the weight room, pre-school and the LINKS program. Dr. Bookman said the weight room won't take much, pre-school will experience savings going to one facility where it currently is in two.

Mr. Norman asked how the costs would be allocated and Dr. Bookman said that they would come out of the operating budget emphasizing that the special revenue fund would only be for the building maintenance. Mr. Norman confirmed the plan was not to charge tuition for Glastonbury children and said that it would be cleaner accounting if they did. Ms. LaChance praised the program. Dr. Beckett also praised the program and its expansion but questioned again about allocation between the programs, for example, utilities. Mr. Niland preferred that money for therapy that comes in and goes out could also go through the account. Dr. Bookman said they were planning to come out of their operating budget but they could look at an alternative.

Mr. Osgood expressed discomfort questioning that there were 40 Glastonbury students now and they expected the program to grow to 100. Dr. Bookman said that there were some students that were currently out placed that they would like to bring back. Mr. Osgood asked if the expenses of the town to outplace were capped at \$50K and Dr. Bookman said probably \$60-\$70K. Mr. Osgood asked what it costs to educate a student from out of town. Dr. Bookman said that they aren't paying anything extra as the program already exists for Glastonbury students. Mr. Osgood questioned if they would have room for the Glastonbury students if they didn't have the out of district children and Dr. Bookman said no, because of what type of student they are, eg. Elementary, middle school or high school. Mr. Osgood asked about the lease at 628 Hebron Avenue. Dr. Bookman said the lease is 3 years but they are looking to sublease. Mr. Osgood felt the special revenue fund should be for the program allocating all the costs across the three. He asked about the special education supervisor. Dr. Bookman said that the position has nothing to do with the LINKS program, they replaced an assistant principal with this position. Mr. Osgood questioned the doubling again. Dr. Bookman indicated that the increase would be slow and deliberate. Mr. Johnson suggested they talk to the auditors and bring it back.

Motion By: Dr. Beckett

Seconded By: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby tables the action to establish a special revenue fund for the LINKS program.

Result: Motion passes {9-0-0}

(b) Status report and discussion concerning State Aid and possible budget adjustments – FY 2017-2018.

Mr. Johnson briefly reviewed his memo dated December 1, 2017, noting a net gain of \$3.6M indicating the Council should take action assuming they didn't want to issue a supplemental tax bill. He noted the renter's rebate program and the mandated elderly tax relief which will no longer be funded by the state. Board of Education Chairman Susan Karp noted their budget difficulties with the cuts adding that it also impacts the building of the budget for 2018-2019 hopeful that some of the state money coming back can be allocated to the Board of Education.

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.

**NO. 1 APPLICATION OF HORSESHOE LANE ASSOCIATES, LLC, FOR A CHANGE OF ZONE FROM RURAL RESIDENCE TO RESIDENCE AA ZONE – GLASTONBURY GLEN, 18 SINGLE FAMILY DWELLINGS ON 15.532± ACRES – ASSESSOR'S LOT E-3AA ORCHARD STREET AND A PORTION OF ASSESSOR'S LOT S-54
HEBRON AVENUE – HORSESHOE LANE ASSOCIATES, LLC (APPLICANT),**

*Glastonbury Town Council
Regular Meeting of December 5, 2017
Recording Clerk - KMM
Minutes Page 3 of 19*

CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESES OF
HARTFORD, INC. (OWNER); AND

APPLICATION OF HORSESHOE LANE ASSOCIATES, LLC, FOR A CHANGE OF
ZONE FROM RESIDENCE AA ZONE TO PLANNED AREA DEVELOPMENT AND
FINAL DEVELOPMENT PLAN – GLASTONBURY GLEN, 18 SINGLE FAMILY
DWELLINGS ON 15.532± ACRES – ASSESSOR'S LOT E-3AA ORCHARD STREET
AND A PORTION OF ASSESSOR'S LOT S-54 HEBRON AVENUE – HORSESHOE
LANE ASSOCIATES, LLC (APPLICANT), CATHOLIC CEMETERIES
ASSOCIATION OF THE ARCHDIOCESES OF HARTFORD, INC. (OWNER)

Community Development Director, Khara Dodds, joined Mr. Johnson. Attorney Alter represented the developer and introduced his team. He noted that they had been granted an extension to be accommodated in the available meeting schedule. He explained the request to change the zone from RR to AA and then to PAD and that the information presented for the first hearing be accepted into the record for the second. He noted that after the subcommittee expressed interest in more open space, they went back to the Catholic Cemetery for more land so they could do that. He reviewed the areas of the Plan of Conservation and Development he felt were addressed with the proposal. He reviewed the site and the surrounding developments, Orchard Street was in RR but none of the houses are conforming, Tara is A zone, an affordable development, Dutton Place Condos, a PAD, Orchard PAD. Adena's Walk Condos and Hale Farms.

He continued saying that the subject property is AA zone allowing up to 1.8 units/acre and they propose 1.47 units/acre which is less than the surrounding density. He emphasized that a double zone change has been done at least 5 times in the past naming the developments. He said there would be no outlet to Neipsic and during peak times, a left from Orchard Street is difficult but Tara is signalized. Regarding the issue about the bus stop raised during the proceeding, there were no complaints made to the Board of Education or issues raised by the Police Department but this is in the purview of the Board of Education. He emphasized that this is smart growth. He said it is a 15.523 acre site with 12.27 acres that are buildable as they can't use wetlands or slopes. He noted 9.5 acres green space which is over than 60% and the nearest home is 200'.

Mr. Ben Wheeler, landscape architect, reviewed the site drainage, noted the open meadow to be maintained by the homeowner's association, the 50' access to Orchard to be a private road. He met with the neighbors to relocate one driveway. He said that trees and stumps would be left to return to a woodland area but they would be eliminating invasive species. He noted the sign planned for the entrance of the boulevard, landscaping plan for the area taking into account sun for each area and that there is no impact to the 3 acres of wetlands. He continued with the drainage and utilities serving the site noting that they will require a pump station proposed to be

housed in a structure, the design of which they'd like to handle as a minor amendment. John Gondek, environmental engineer, said that there are no direct impacts on site and 62% is put aside for open space through conservation easements to provide connectivity for wildlife. Attorney Alter reviewed the housing options adding they wouldn't allow the same design side by side nor the same color pallet. He submitted the material samples, said they are 3 to 4 bedroom homes with 2-car garages and basements with a price expected to be in the high \$300K's.

Mr. George Pruce, President of the Orchard Homeowner's Association, reiterated his concern about the bus stop suggesting it be moved one block. He said that when Chase Hollow was developed, despite a good faith effort, homes in their neighborhood had their basements flood and required sump pumps. He said this development is closer and expressed concern about impacts. He said he was happy it wasn't a cemetery but was worried about the water issues and suggested they move the bus stop one block.

Mr. Scott Cedar of 49 McIntosh Lane expressed concern about water and the tree buffer.

Attorney Alter said that the Board of Education has authority over the bus stop location. He said that the neighbors made them aware of the water issues and the engineer said all will be directed to the north and west. He said that a drainage pipe had been day-lighted but that the plan includes yard drains in the rear. He emphasized he had no idea what happened between Orchard and Chase Hollow. Mr. Wheeler showed the landscaping plan pointing out they plan to retain the same buffer. He reviewed the drainage again.

Mr. Cavanaugh asked if the pump house was anticipated at the joint preliminary hearing. Attorney Alter said he was uncertain if designed. Mr. Cavanaugh asked about the elevation changes. Mr. Wheeler said that Orchard Street is higher by several feet. Mr. Cavanaugh asked if they had the final design of the pump station. Mr. Wheeler said they did not, it would house an underground well and pump and a back-up generator would likely be smaller than the clerk desk. Mr. Cavanaugh asked if it would be handled as a minor amendment. Attorney Alter said that he would ask if the Town Council agrees that Mr. Johnson could approve it noting that the siding and roof material would be the same. Mr. Johnson said he would review it and ensure conservative with the matching materials. Mr. Cavanaugh questioned if the sign was necessary. Attorney Alter said that most PADs have them and they think it is attractive. Mr. Norman asked about a yard drain which was explained by Attorney Alter. Dr. Beckett questioned the water issue. Mr. Wheeler said it was it is sand over clay but was uncertain at what depth. He said that test pits were dug saying that some were dry and some had 8-12". Mr. Osgood expressed support to the development.

Ms. Betty Olsen of 358 Cavan Lane, questioned the noise they should expect from the pump station.

Attorney Alter said that the equipment would be underground.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the information from the first public hearing to 2nd public hearing and both hearings are closed.

Result: Motion passes {9-0-0}

Motion By: Dr. Beckett

Seconded By: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority), pursuant to Section 4.12 and Section 16 of the Building-Zone Regulations and as recommended by the Town Plan and Zoning Commission on October 17, 2017, hereby approves the application of Horseshoe Lane Associates, LLC for a Change of Zone (Section 16) from Rural Residence to a Residence AA Zone and then a Change of Zone to a Planned Area Development (Section 4.12)- Glastonbury Glen-18 single family dwellings on 15.532 acres- Assessor's Lot E 3AA Orchard Street and a portion of Assessor's Lot E-3AA Orchard Street and a portion of Assessor's Lot S-54 Hebron Avenue, Catholic Cemeteries Associations of the Archdiocese of Hartford, Inc., owner, in accordance with the following plans:

"TITLE SHEET GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-T1 SHEET 1 OF 15"

"SITE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC 9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING / ZONE CHANGE BY BDC SHEET C-SP1 SHEET 4 OF 15"

"DRAINAGE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE

ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452
DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT
06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED
BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC
9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING /
ZONE CHANGE BY BDC SHEET C-DR1 SHEET 6 OF 15”

“UTILITY PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE
ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452
DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT
06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED
BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC
9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING /
ZONE CHANGE BY BDC SHEET C-UT1 SHEET 7 OF 15”

“LANDSCAPE PLAN GLASTONBURY GLEN GLEN PLACE LOTS E-3AA & S-54
GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE LANE
ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-2452
DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT
06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED
BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC
9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING /
ZONE CHANGE BY BDC SHEET C-LS1 SHEET 14 OF 15”

“LANDSCAPE DETAILS & NOTES GLASTONBURY GLEN GLEN PLACE LOTS E-3AA
& S-54 GLASTONBURY, CONNECTICUT SITE PLAN PREPARED FOR: HORSESHOE
LANE ASSOCIATES, LLC 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074 (860) 268-
2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR,
CT 06074 860-291-8755 –T 860-291-8757 – F WWW.DESIGNPROFESSIONALSINC.COM
PROJECT NO. 3628 DATE: 5-29-2017 DESIGN BY: JAB DRAWN BY: BC/DHJ CHECKED
BY: JAB 7/11/2017 REVISE ROAD ALIGNMENT – IWWC SUBMISSION BY BWC
9/12/2017 TEMP DIV. SWALE AND SNOW STORAGE NOTES 9/18/2017 P&Z FILING /
ZONE CHANGE BY BDC SHEET C-LS2 SHEET 15 OF 15”

“PROPERTY SURVEY CATHOLIC CEMETERIES ASSOCIATION OF THE
ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET GLASTONBURY, CT

PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH WINDSOR, CT 06074
(860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH
WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017
DRAWN BY: MHA/RMM CHECKED BY: LRG SHEET VP-1”

“LOT LINE MODIFICATION/ZONE CHANGE PLAN CATHOLIC CEMETERIES
ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. ORCHARD STREET
GLASTONBURY, CT PREPARED FOR: ROBERT URSO 18-3 ARTHUR LANE SOUTH
WINDSOR, CT 06074 (860) 268-2452 DESIGN PROFESSIONALS 21 JEFFREY DRIVE P.O.
BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 –T 860-291-8757 – F
WWW.DESIGNPROFESSIONALSINC.COM PROJECT NO. 3628 DATE: 1-23-2017
DRAWN BY: MHA/RMM CHECKED BY: LRG 7/11/2017 ADD CONSERVATION
EASEMENT BY RMM 9-18-2017 ADD COORDINATES, BENCH MARKS & ZONE LINE
BY BDC SHEET V-1”

And

1. In Compliance with:
 - a. The conditions as contained in a recommendation from the Conservation Commission dated September 20, 2017.
 - b. The conditions contained in the Wetland Permit issued by the Inland Wetlands and Watercourses Commission dated September 20, 2017.
 - c. The conditions as contained in the recommendations from the Community Beautification Committee dated July 12, 2017.
 - d. Standards contained in a report from the Fire Marshal, File #16-093F, plans reviewed 10-10-17.
2. Adherence to:
 - a. The Town Engineer’s memorandum dated October 12, 2017.
 - i. All above ground pump controls and generator shall be enclosed within a structure. The structure shall be designed with similar siding and roofing materials to match the proposed homes. Final size and design are to be submitted and approved by the Town Manager as a minor amendment to the PAD and the Town Engineer, after pump station details/shop drawings area approved by the Town Engineer.
 - b. The Chief Sanitarian’s memorandum dated October 10, 2017.
 - c. The Director of Police Services memorandum dated October 4, 2017.
3. Approval to be effective January 1, 2018.

And

ALSO MOVED, that the Town Council hereby finds that the Glastonbury Glen Planned Area Development meets the requirements of Section 4.12.5 (a-f) – “Findings Required” of the Building-Zone Regulations in that it fulfills the following criteria:

- a. The standards and conditions of Section 12 of these Regulations have been met.
- b. The developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 4.12.3j above.
- c. Utilities, drainage and recreational facilities have been so laid out as not to duly burden the capacity of such facilities, such other facilities presently connected therewith, and such facilities proposed by the adopted Town Plan of Development and officially adopted master utility plans.
- d. The streets and drives will be suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.
- e. The existing or proposed utility services are adequate for the population densities and building intensities.
- f. The development will be in keeping with the general interest and spirit of the Glastonbury Building-Zone Regulations and comprehensive plan.

Disc: Dr. Beckett expressed support for the motion noting it will help add to the variety of housing options. Ms. LaChance and Mr. Norman expressed support.

Result: Motion passes {9-0-0}

The meeting recessed at 9:53pm and reconvened at 9:58pm.

(b) Status report and discussion concerning State Aid and possible budget adjustments – FY 2017-2018. ***Continued***

Board of Education Chairman Susan Karp indicated that the Board of Education is requesting \$2.5M of the state aid be transferred to the Board of Education. Dr. Beckett said that he is uncomfortable with the state budget which is \$200M in deficit. He suggested they only consider sending money to the Board of Education as it comes to the town from the state. Mr. Norman said he agreed asking if the Board of Education had a sense of priority. Board Chairman Karp said that the Board could review and respond. Vice Chairman Barry asked about the procedure. Chairman Gullotta followed up confirming they don't have to go to the Board of Finance. Mr.

Johnson said it originally had to go through the town's process and then was updated giving the Town Council the authority without public hearing.

Chairman Gullotta indicated support of committing money to the Board of Education as received from the state. Mr. Cavanaugh also agreed. Mr. Norman agreed questioning if ECS is exempt from negotiations. Mr. Johnson said that it is but the legislature could change it. Mr. Osgood asked about the \$530K allocated to special projects. Dr. Bookman said the money isn't for Eastbury, other projects saying that they are having some failures in fire panels and phones in two of the schools. Mr. Osgood asked where the funds are coming from for Eastbury to which Dr. Bookman replied saying tuition. Mr. Osgood echoed the concerns for allocating money from the state that they don't currently have in hand. He asked about this payment and Mr. Johnson said \$1.4M. Vice Chairman Barry noted they also have the stabilization grant and Mr. Johnson said \$281,748. Vice Chairman Barry requested they consider them at the same time.

Board of Education Chairman Karp reiterated that they must address their budget January 8 and the money they expect in 2017-2018 will greatly impact their 2018-2019 budget. Dr. Bookman said that they could build the budget assuming the \$2.5M is a revenue. Chairman Gullotta suggested they use caution and perhaps have footnotes on their budget. Dr. Bookman said they could show if they get the funding or not. Ms. LaChance questioned the supplemental tax bill and Chairman Gullotta indicated there was no support for the supplemental tax bill. Ms. LaChance asked about the special education position and if enrollment would increase for special education to which Dr. Bookman said yes. Mr. Norman stated that they got the ECS dodging a bullet but that may not be the case next year.

Motion By: Dr. Beckett **Seconded By:** Mr. Niland
BE IT RESOLVED, that the Glastonbury Town Council hereby allocates the \$1.43M ECS payment received from the state, \$1M to the Board of Education and the remaining .43 to the town.

Disc: Vice Chairman Barry suggested they include the stabilization grant. Dr. Beckett said that the grant was to make up for the motor vehicle grant that the town didn't end up getting. Mr. Osgood said he supported the motion as read. Mr. Cavanaugh also expressed support. Vice Chairman Barry asked they consider all the money coming from the state at once.

Result: Motion and second withdrawn.

Motion By: Dr. Beckett **Seconded By:** Mr. Cavanaugh
BE IT RESOLVED, that the Glastonbury Town Council hereby allocates the \$1.7M payment received from the state for both ECS and stabilization grant, \$1M to the Board of Education and the remaining .7 to the town.

Disc: Mr. Johnson read the intention of the stabilization grant intended to limit the reduction to the towns. Mr. Niland asked about what was being held back from the budget. Mr. Johnson said that they have held back on reducing the investment assumption, staff training particularly for police and fire, system wide capital such as motor vehicles and trucks and assumed savings in wage accounts he is unsure if they will achieve

Amendment By: Mr. Niland

Seconded By: Mr. Osgood

BE IT RESOLVED, that the Glastonbury Town Council hereby allocates the \$1.7M payment received from the state for both ECS and stabilization grant, \$500K to the Town and the remainder to the Board of Education.

Disc: Mr. Norman and Mr. Osgood expressed support. Ms. Carroll concurred asking the Board of Education to check in monthly with the Town Council. Chairman Gullotta confirmed with Board of Education Chairman she was agreeable to be on the agenda. Ms. LaChance expressed support.

Result: Motion and second withdrawn.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the adopted 2017-2018 revenue budget by increasing the Educational Cost Sharing Grant by \$1,430,827 and the municipal stabilization grant by \$281,748 for a combined total of \$1,712,575 to recognize the receipt of the initial 25% payment for Educational Cost Sharing and the full amount of the stabilization grant.

BE IT FURTHER RESOLVED that the adopted Board of Education and Town budgets for 2017-2018 be increased by a total of \$1,712,575, \$1,430,827 and \$281,748 respectively, to be fully offset by the Educational Cost Sharing and municipal stabilization grant funding received by the town by the date of this action.

Disc: Mr. Osgood questioned if they should have a public hearing. Mr. Gullotta said that they are not required. Ms. Carroll noted that the public could have come and spoken on the agenda item.

Result: Motion passes unanimously {9-0-0}

(c) Action on potential land donation – Thompson Street.

Mr. Johnson briefly reviewed his memo dated December 1, 2017, noting that the environmental analysis was complete.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby accepts donation of the 5.7± acre open parcel located off Thompson Street, Assessor's Parcel W-18E, as described in a report by the Town Manager dated December 1, 2017 and as recommended by the Town Plan & Zoning Commission.

Result: Motion passes {9-0-0}

(d) Action on Capital Improvement Program Criteria for FY 2018-2019.

Mr. Johnson briefly reviewed his memo on the subject to the Council dated December 1, 2017, noting that neither he nor the Board of Finance suggested any changes having just had a great deal of changes made the previous spring. Chairman Gullotta said that he would like to have a summary sheet of the top priorities of the Board of Education and Town.

6. Consent Calendar.

None

7. Town Manager's Report.

Mr. Johnson briefly reviewed his report to the Council dated December 1, 2017, noting the public informational hearing for the DOT bridge elimination project. Mrs. Barry said that she, Dr. Beckett and Mr. Niland judged the costume contest at the Santa's Run event. Mr. Johnson mentioned the need for alternate counsel due to conflicts and a consensus was reached in favor of the proposed firm. Mr. Niland questioned the number of homes over the threshold to understand the impact and Mr. Johnson agreed to find out. Mrs. Barry praised the town for hosting the New England Gymnastics invitational and for events such as the tree lighting and Santa's Run.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta suggested they review potential charter revisions in order to discuss them at a future meeting. He also noted that the Historical Society has been in contact to discuss appropriately celebrating 325 years for the Town of Glastonbury.

(b) Rules of Procedure Subcommittee.

- **Action to amend and adopt Council Rules of Procedure.**

Ms. Carroll reviewed the report to the Council and Mr. Norman concurred with the summary.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends Council Rules of Procedure as recommended by the Rules of Procedure Subcommittee in a report dated December 1, 2017, and adopts the amended Rules of Procedure effective December 5, 2017.

Result: Motion passes {9-0-0}

(c) Metropolitan District Commission.

Mr. Osgood said that the MDC approved their budget including moving to monthly water fees and increases to cover debt service to upgrade water systems that are over 100 years old.

(d) CRCOG Policy Committee.

Dr. Beckett said that CRCOG received a grant to do some economic development project and are trying to seek improved leadership.

(e) Subcommittee appointments (Town Services, Policy & Ordinance Review, Land Acquisition, PAD Review, etc.)

Chairman Gullotta made the following subcommittee appointments:

Leadership Committee: Tom Gullotta, Jill Barry, Chip Beckett & Larry Niland

Policy & Ordinance Review Committee: George Norman, Deb Carroll, Jill Barry

Town Services & Land Appraisal Committee: Mary LaChance

CRCOG Transportation Committee: Chip Beckett

Chamber of Commerce Liaison: Chip Beckett & Jill Barry

PAD Review Committee: Kurt Cavanaugh, Whit Osgood, Larry Niland and Mary LaChance

Committee to Name a Public Facility: To be addressed if needed in the future

Great Pond Stewardship Committee: Whit Osgood, Tom Gullotta and Deb Carroll

Rules of Procedure Subcommittee: Deb Carroll and George Norman

G.L.A.D: Jill Barry and Deb Carroll

9. Communications.

None

10. Minutes

(a) Minutes of November 14, 2017 Organizational Council meeting.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the Minutes of November 14, 2017, Organizational Council Meeting with the following correction:

Page 2, #8 correct Mr. Niland to read Mr. Norman that was appointed to the subcommittee.

Result: Motion passes {9-0-0}

11. Appointments and Resignations.

(a) Resignation of George P. Norman from the Board of Assessment Appeals (R-2019).

(b) Resignation of Robert Lynn from the Water Pollution Control Authority (R-2019).

(c) Resignation of James Sinclair as an Alternate member of the Zoning Board of Appeals (R-2019).

(d) Resignation of Edward Andreozzi as an Alternate member of the Zoning Board of Appeals (R-2019).

Motion By: Dr. Beckett **Seconded By:** Mr. Niland
BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the resignations noted in items a-d above.

Result: Motion passes {9-0-0}

(e) Appointments to various boards and commissions as available (Democratic).

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following appointments:

<u>Name</u>	<u>Board, Commission, Committee</u>	<u>Term</u>
Terence Sexton	Building Board of Appeals/Code Review	New Appointment (D-2022)
Daren Hill	Commission on Aging	New Appointment (U-2021)
Nancy Goodwin	Commission on Aging	New Appointment (D-2021)
Debra Devries-Dalton	Community Beautification	Reappointment (D-2021)
Della Winans	Community Beautification	Reappointment (D-2021)
Catherine Morgan	Community Beautification	New Appointment (D-2021)
David O'Connor	Economic Development Commission	New Appointment (D-2021)
Harry Im	Economic Development Commission	New Appointment (D-2021)
Al Herzog	Ethics Commission	Reappointment (D-2021)
James Estrada	Ethics Commission	New Appointment (U-2021)
Allen Friedrich	Fair Rent Commission	Reappointment (D-2021)
Elizabeth Catarius	Fair Rent Commission	New Appointment (D-2019)
Bethy Guiles	Fair Rent Commission	New Appointment (D-2021)
Laura McConville	Fair Rent Commission	New Appointment (D-2019)
Cara Keefe	Historic District Commission	New Appointment (D-2022)
Robyn Guimont	Historic District Commission	New Appointment (D-2022)
Geoffrey Dellenbaugh	Historic District Commission	Reappointment (D-2022)
Jane Fox	Alternate – Historic District Commission	Reappointment (D-2022)
John Langmaid	Alternate – Historic District Commission	New Appointment (D-2022)
Adam Fleisher	Housing Code of Appeals	New Appointment (D-2019)

Alice Sexton	Housing Code of Appeals	New Appointment (D-2019)
Patricia Darling	Human Relations Commission	Reappointment (D-2021)
Leslie Ohta	Human Relations Commission	New Appointment (D-2019)
Roberta Swafford	Human Relations Commission	New Appointment (D-2021)
David Hoopes	Insurance Advisory Committee	Reappointment (D-2019)
William Wulfange	Insurance Advisory Committee	Reappointment (D-2019)
Christopher Griffin	Insurance Advisory Committee	Reappointment (D-2019)
Luther Weeks	Insurance Advisory Committee	New Appointment (D-2019)
Allen Friedrich	Personnel Appeals Board	Reappointment (D-2023)
Brian Youmatz	Personnel Appeals Board	New Appointment (D-2023)
Bridget Gallagher	Public Buildings Commission	New Appointment (D-2021)
Michael Pellin	Public Buildings Commission	New Appointment (D-2021)
H. James Boice	Recreation Commission	Reappointment (D-2021)
Dan Durso	Recreation Commission	Reappointment (D-2021)
Keith Shaw	Town Plan & Zoning Commission	Reappointment (D-2021)
Jacob McChesney	Town Plan & Zoning Commission	New Appointment (D-2021)
Matthew Saunig	Alternate -Town Plan & Zoning Commission	New Appointment (D-2021)
Christopher Griffin	Alternate – Town Plan & Zoning Commission	New Appointment (D-2021)
Louis Accornero	Water Pollution Control Authority	Reappointment (D-2021)
John A. Davis, Jr.	Water Pollution Control Authority	Reappointment (D-2021)
Richard Lawlor	Water Pollution Control Authority	New appointment (D-2019)
Ellen Saunig	Welles Turner Library Board	New Appointment (D-2023)
Susan Pearlman	Welles Turner Library Board	New Appointment (D-2023)

Jennifer Hudner	Welles Turner Library Board	New Appointment (D-2019)
Angela Phelan	Youth & Family Services Commission	Reappointment (D-2021)
Natalie Cooke	Youth & Family Services Commission	Reappointment (D-2021)
Tyler Booth	Youth & Family Services Commission	New Appointment (D-2019)
Ann Purcell Murray	Youth & Family Services Commission	New Appointment (D-2019)
Bevan Moore	Youth & Family Services Commission	New Appointment (D-2019)
David Hoopes	Alternate – Zoning Board of Appeals	New Appointment (D-2021)

Result: Motion passes {9-0-0}

(f) Appointments to various boards and commissions as available (Republican).

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
 BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following appointments:

<u>Name</u>	<u>Board, Commission, Committee</u>	<u>Term</u>
James W. Dutton	Building Board of Appeals/Code Review	Reappointment (R-2022)
Rosemary Hokanson	Commission on Aging	Reappointment (R-2021)
Jennifer DiSette	Commission on Aging	New appointment (U-2021)
Eva Bowden	Commission on Aging	Reappointment (R-2021)
Jarrod Sansoucy	Community Beautification Committee	New appointment (U-2021)
Robert G. Shipman	Community Beautification Committee	Reappointment (R-2021)
Harold Harris	Economic Development Committee	Reappointment (L-2021)
Angela Bull	Ethics Commission	Reappointment (R-2021)
Brooke Oppenheimer	Ethics Commission	Reappointment (U-2021)
Barbara Theurkauf	Historic District Commission	Reappointment (R-2022)

Henry von Wodtke	Historic District Commission	Reappointment (R-2022)
Woodrow Baird	Insurance Advisory Committee	New appointment (R-2019)
Stephen J. Ludwig	Insurance Advisory Committee	Reappointment (R-2019)
Ben Kehl	Insurance Advisory Committee	Reappointment (R-2019)
Lisbeth Becker	Public Buildings Commission	Reappointment (R-2021)
Mario DiLoreto	Recreation Commission	Reappointment (R-2021)
John Tanski	Water Pollution Control Authority	Reappointment (R-2021)
Karen Boisvert	Youth & Family Services Commission	New appointment (R-2019)
Ann Mount	Youth & Family Services Commission	New appointment (R-2021)
Michael Fitzpatrick	Alternate – Zoning Board of Appeals	New appointment (R-2019)

Result: Motion passes {9-0-0}

(g) Resignations from various commissions.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
 BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the following resignations:

<u>Name</u>	<u>Board, Commission, Committee</u>	<u>Term</u>
Charles F. Murray	Fair Rent Commission	D-2019
Lisa Mandeville-McGeough	Youth & Family Services Commission	R-2019
Perry Chamas	Welles-Turner Memorial Library Board	R-2019

Result: Motion passes {9-0-0}

12. Executive Session.

None

13. Adjournment

Motion By: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of December 5, 2017, at 10:57 pm.

Result: Motion passes unanimously {9-0-0}.

Seconded By: Dr. Beckett

Respectfully submitted,

Kimberly Meanix Miller

Kimberly Meanix Miller
Recording Clerk

Thomas P. Gullotta
Chairman

RECEIVED
2017 DEC 20 AM 8:18
JOHN HANSEN

TOWN OF GLASTONBURY
NOTICE OF APPOINTMENT

Date: December 15, 2017

Joyce P. Mascena
Town Clerk
2155 Main Street
Glastonbury, CT 06033

This is to certify that the Glastonbury Town Council, at its meeting on _____
(Date)

appointed Robert J. Zanolungo (860) 966-2104

18 Brewster Road, Unit D , Glastonbury, CT 06033 telephone: (860) 966-2104

to the Board of Assessment Appeals [Additional member during revaluation year(s)]
(Board, Commission, Committee)

This appointment was made to fill the vacancy left by:

☐

Renomination of present appointment

☐

New appointment

Term of office: From January 9, 2018 To November 30, 2021

Political affiliation: Democrat

All members of any public agency must be sworn in by the Town Clerk or her assistant. This includes newly elected and appointed members, as well as any member reappointed or re-elected.

Signed:

Charles Murray *Charles Murray*
Town Committee Chair

Signed:

Council Clerk

Yolanda Olenick

From: charlie murray <cfmurray@sbcglobal.net>
Sent: Tuesday, January 02, 2018 10:53 AM
To: Yolanda Olenick
Subject: Fw: Parks n Rec Commission

RECEIVED
2018 JAN -2 AM 11:58

TOWN MANAGER

On Thursday, December 21, 2017 3:24 PM, H. Boice <h.james.boice@snet.net> wrote:

Charlie -

This is to inform you that I have recently relocated to New Hampshire and will no longer be able to serve on the Parks and Rec Commission. I have enjoyed my many years on the Commission and have enjoyed working with Ray and his staff and the other Commission members over the years. The Town has come a long way in providing many new and expanded recreational opportunities for its residents during my time on the Commission and its something I am proud to have been a part of.

For the foreseeable future we will be keeping the Glastonbury house and will be visiting frequently so maybe our paths will cross.

Thank you for the opportunity to serve.

Regards,

Jim

H. James Boice
860-490-6111
h.james.boice@snet.net

cc:
Ray Purtell
Richard Johnson

Please consider the environment before printing a copy of this email.

RECEIVED
2018 JAN -2 AM 9:17
TOWN MANAGER
TOWN OF GLASTONBURY
NOTICE OF APPOINTMENT

Date: December 29, 2017

Joyce P. Mascena
Town Clerk
2155 Main Street
Glastonbury, CT 06033

This is to certify that the Glastonbury Town Council, at its meeting on _____
(Date)

Appointed John Langmaid, 2200 Main St, Glastonbury, CT 06033 telephone: (860) 430-5874

to the Recreation Commission
(Board, Commission, Committee)

This appointment was made to fill the vacancy left by: H. James Boice, 274 Spring Street Ext

☐

Renomination of present appointment

☐

New appointment

Term of office: From 2018 To 2020

Political affiliation: Democrat

All members of any public agency must be sworn in by the Town Clerk or her assistant. This includes newly elected and appointed members, as well as any member reappointed or re-elected.

Signed:

____ Charles Murray _____ *Charles Murray* _____
Town Committee Chair

Signed:

Council Clerk